

# **DUMONT JOINT LAND USE BOARD** **MINUTES FOR FEBRUARY 23, 2010 MEETING**

Flag Salute

**SESSION:** This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**February 23, 2010**  
**7:30 PM**

**SUNSHINE LAW:** This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on February 23, 2010. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to ***The Record*** and the ***Ridgewood News***, the official newspapers of the Borough of Dumont, filed with the Borough Clerk and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

**ROLL CALL:**

Thomas Trank	P	Marian Reitano	A	Kenneth Freeman	P
Elizabeth Marchese	A	Ken Melamed	P	Robert Huth	A
Eric Abrahamsen	P	William Goodman	P	Elmer Pacia Alt # 3	A
Chairman Timothy Hickey	P				

Others: Board Attorney – Kaufman, Bern, Deutsch & Leibman:Justin Santagata-P  
Borough Engineer – Birdsall Engineering: Chas Holloway - NA  
Borough Planner – Neglia Engineering: Dan Kaufman - NA  
Board Clerk - Rosalia Bob - P

**BUSINESS:** Review and Approval of Business Professional Invoices

Chairman Timothy Hickey states that he will sign off on these items as the meeting proceeds.

**BUSINESS:** Approval of January 2010 Minutes

Chairman Timothy Hickey states that he is tabling this item till next month's meeting held on March 23, 2010.

**BUSINESS:** Review and Approval of all Business Professional RFQ's

Chairman Timothy Hickey begins this discussion by asking if there are any volunteers to join Kenneth Freeman in the review process for the RFQ's. Eric Abrahamsen states that he will volunteer again for the RFQ committee, that he is familiar with the process since he was on last year's committee. Eric Abrahamsen and Kenneth Freeman state that they will request copies of the RFQ packets from the board clerk to review and they will report their findings at the next meeting held on March 23, 2010.

**BUSINESS:** Swearing in of Joint Land Use Board Members:  
Thomas Trank, Robert Huth & Elmer Pacia

Thomas Trank was reappointed as the board's Class I member. Thomas Trank is now a regular voting member of the board and was sworn in and notarized by the board attorney, Justin Santagata. Justin Santagata states that the rest of the members will be sworn in at the next hearing when all are present.

**RESOLUTION:** Authorizing Board Attorney to Investigate Files Regarding Madison Avenue Coach Works.  
Motion to Approve: Thomas Trank  
2<sup>nd</sup> by: William Goodman

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	Y
Elizabeth Marchese	NA	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	Y	Elmer Pacia Alt # 3	NA
Chairman Timothy Hickey	Y				

Motion Approved: 6 – 0

**BUSINESS:** Discussion Regarding the Report on Madison Avenue Coach Works Being Forwarded Over to the Mayor and Council / Borough Attorney for Action.  
Motion to Approve: Thomas Trank  
2<sup>nd</sup> by: Ken Melamed

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	Y
Elizabeth Marchese	NA	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	Y	Elmer Pacia Alt # 3	NA
Chairman Timothy Hickey	Y				

Motion Approved: 6 – 0

**BUSINESS:** Completeness Review for T-Mobile Cell Tower Application

The Board Attorney, John Santagata, Chairman Timothy Hickey and members of the board discuss the preliminary completeness review letters distributed by the board's professionals regarding the cell tower application. They confirm that the professionals both state that there are items still missing from the application but that the application submittal from the engineer and the planner's stand point are preliminarily complete. Several members have questions regarding why another cell tower application is being brought before the board since there is an existing cell tower that the applicant can co-locate on. Justin Santagata explains that that would be a question for the applicant during the hearing process. Chairman Timothy Hickey calls for a motion in regards to the application completeness based solely on the items given by the applicant.

Motion to deem application preliminarily complete: Thomas Trank  
2<sup>nd</sup> by: Eric Abrahamsen

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	Y
Elizabeth Marchese	NA	Ken Melamed	N	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	Y	Elmer Pacia Alt # 3	NA
Chairman Timothy Hickey	Y				

Motion Approved: 5 – 1

Motion to Adjourn: Thomas Trank  
2<sup>nd</sup> by: Ken Melamed

Minutes respectfully submitted by:  
Rosalia Bob  
Joint Land Use Board Clerk